161.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	883,800 / 883,800
					USE VALUE:	883,800 / 883,800
					ASSESSED:	883,800 / 883,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STENWALL DIANNE/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	152 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FRESOLO ANTHONY J JR & -
Owner 2:	DAVIDSON BARBARA ANN & -
Street 1:	152 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,401 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1880 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12401.000	329,400		554,400	883,800
Total Card	0.285	329,400		554,400	883,800
Total Parcel	0.285	329,400		554,400	883,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.11 | /Parcel: 470.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107538

GIS Ref

GIS Ref

Insp Date 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 161.0-0002-0022.0

!12599!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,400	0	12,401.	554,400	883,800	883,800	Year End Roll	12/18/2019
2019	101	FV	260,100	0	12,401.	554,400	814,500	814,500	Year End Roll	1/3/2019
2018	101	FV	260,100	0	12,401.	491,100	751,200	751,200	Year End Roll	12/20/2017
2017	101	FV	260,100	0	12,401.	411,900	672,000	672,000	Year End Roll	1/3/2017
2016	101	FV	260,100	0	12,401.	411,900	672,000	672,000	Year End	1/4/2016
2015	101	FV	253,500	0	12,401.	356,400	609,900	609,900	Year End Roll	12/11/2014
2014	101	FV	253,500	0	12,401.	344,500	598,000	598,000	Year End Roll	12/16/2013
2013	101	FV	253,500	0	12,401.	327,900	581,400	581,400		12/13/2012

PRINT

Date	Time
12/11/20	02:40:24

LAST REV

Date	Time
10/15/18	08:38:08
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12599

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRESOLO ANTHONY	1490-107		6/3/2016	Convenience	100	No	No		
FRESOLO LOUISE,	776-29		3/15/2016	Convenience	1	No	No		
	776-29		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	107538
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2001	683	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
1/5/2009	Meas/Inspect	189	PATRIOT
11/24/1999	Meas/Inspect	264	PATRIOT
7/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12401		Sq. Ft.	Site		0	70.	0.64	8									554,419						554,400	

Total AC/HA: 0.28469 | Total SF/SM: 12401 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 554,419 | Spl Credit | Total: 554,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20851064
Const Adj.:	1.01989794
Adj $ / SQ:	154.070
Other Features:	79000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477450
Depreciation:	148009
Depreciated Total:	329440

COMMENTS

OF=SINK+TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

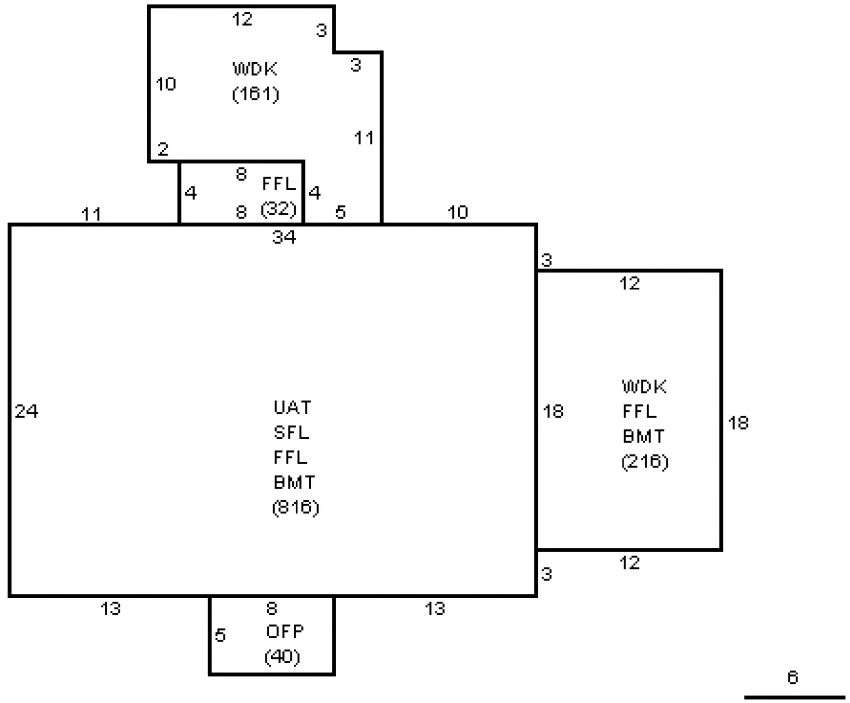
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.48
Special Features:	0	Val/Su Net:	93.24
Final Total:	329400	Val/Su SzAd	175.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,064	154.070	163,930
BMT	Basement	1,032	46.220	47,700
SFL	Second Floor	816	154.070	125,721
WDK	Deck	377	8.820	3,327
UAT	Upper Attic	204	61.630	12,572
OFP	Open Porch	40	44.880	1,795

Net Sketched Area:	3,533			Total:	355,045
Size Ad	1880	Gross Are	4145	FinArea	1880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

161.0-0002-0022.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X14	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	